

October 17, 1968

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, The Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, The Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Herbert and Barbara LaFreniere have expressed a desire to purchase said Parcel X-19a for the purpose of fencing and landscaping the lot for an addition to their rear yard; and

WHEREAS, Wilbur and Elizabeth Noone have expressed a desire to purchase said Parcel X-19b for the purpose of paving an area for parking and landscaping the remainder; and

WHEREAS, Alice McKinnon has expressed a desire to purchase said Parcel X-21a for the purpose of fencing and landscaping the lot as an addition to her side yard; and

WHEREAS, John and Mary Walsh have expressed a desire to purchase said Parcel X-21b for the purpose of fencing and landscaping the lot as an addition to their rear yard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That Herbert and Barbara LaFreniere, Wilbur and Elizabeth Noone, Alice McKinnon, and John and Mary Walsh be and hereby are designated as redevelopers of Disposition Parcels X-19a, X-19b, X-21a and X-21b, respectively, subject to:

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MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: DESIGNATION OF DEVELOPERS
DISPOSITION PARCELS X-19 and X-21
CHARLESTOWN URBAN RENEWAL AREA / Mass. R-55

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SUMMARY:

This memorandum requests the designation of 4 property owners in Charlestown as redevelopers of 2 small abutting lots unsuitable for construction.

On May 28, 1967, the Authority granted permission to negotiate for the disposal of fifteen small unbuildable lots with the owners of abutting properties. The owners of all the properties abutting Parcels X-19 and X-21 were notified of the availability of the lots in accordance with the "Policies and Procedures for the Sale of Small Parcels ..." which were adopted by the Authority on November 18, 1966.

Letters of interest were received from 4 of the owners of abutting properties. Discussions were held between the interested parties and members of the staff, which resulted in the following recommended dispositions. In each case, all the owners of abutting properties were satisfied with the terms of the proposed disposition. A summary sheet is attached which indicates the area, the proposed developer, and the proposed treatment of each parcel. Lot plans, showing proposed improvements, are also attached.

It is recommended that the Authority adopt the attached resolution designating the abutting owners, as identified on the summary sheet and within the resolution, as redevelopers of Disposition Parcels X-19a, X-19b, X-21a and X-21b, respectively.

Attachments

- a) Completion of improvements within six months from date of conveyance.
 - b) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.
2. That disposal of said parcels by negotiation is the appropriate method of making land available for redevelopment.
 3. That it is hereby determined that Herbert and Barbara LaFreniere, Wilbur and Elizabeth Noone, Alice McKinnon and John and Mary Walsh, respectively, possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
 4. That the sub-division of Parcel X-19 into X-19a and X-19b, and Parcel X-21 into X-21a and X-21b in accordance with Section 602, Paragraph 15, of the Charlestown Urban Renewal Area is hereby approved.
 5. That the Development Administrator is hereby authorized for and in behalf of the Authority to execute and deliver Land Disposition Agreements for Disposition Parcels X-19a, X-19b, X-21a and X-21b, between the Authority as seller and Herbert and Barbara LaFreniere, Wilbur and Elizabeth Noone, Alice McKinnon, and John and Mary Walsh, respectively, as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyers' agreement to complete the proposed developments within six months from the date of conveyance, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority.

That the Development Administrator is further authorized to execute and deliver deeds conveying said parcels pursuant to such disposition agreements; and that the execution by the Development Administrator of such agreements and deeds to which a certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.
 6. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure."

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CHARLESTOWN URBAN RENEWAL AREA / MASS. R-55

SUMMARY SHEET / DISPOSITION PARCELS X-19 and X-21

<u>Parcel Number</u>	<u>Area</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
X-19a	584 square feet	Herbert and Barbara LaFreniere	Fence in the lot, loam and seed
X-19b	1858 square feet	Wilbur and Elizabeth Noone	Asphalt paving for 3-4 parking spaces and landscaping
X-21a	1073 square feet	Alice McKinnon	Fence in the lot, fill to meet sidewalk loam and seed.
X-21b	960 square feet	John and Mary Walsh	Fence in the lot, loam and seed.

